

IN RE: PETITION FOR SPECIAL HEARING
NW/8 Oak Avenue, 45 ft. NE
Wilberger Avenue
7814 Oak Avenue
9th Election District
6th Councilmanic District
Mary Katherine Thompson
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE # 91-61-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests, pursuant to the Petition for Special Hearing, approval for the continued nonconforming use of a residential dwelling as a three (3) apartment dwelling in a D.R.5.5 residential zone, as more particularly described on Petitioner's Exhibit No. 1.

The Petitioner, Mary Katherine Thompson, appeared, testified and was represented by J. Neil Lanzi, Esquire. Appearing and testifying on behalf of the Petition was Kenneth Thompson. There were no Protestants.

Testimony indicated that the subject property known as 7814 Oak Avenue consists of .157 acres +/-, zoned D.R.5.5 and is currently improved with the subject three (3) apartment dwelling and detached garage.

The Petitioner testified that she purchased the property in 1985 which was, at that time, a three (3) apartment dwelling. The Petitioner presented two affidavits marked Petitioner's Exhibits No. 4 and 5 which indicate that the subject property has been used as a three (3) apartment dwelling since the fall of 1946. There was no testimony or evidence to the contrary presented.

The evidence in the record shows an old house with three (3) outside entrances. The three (3) apartments all have separate gas lines for the stoves in each unit. The gas lines and the physical appearance of the old house seems to imply three (3) apartments established many years ago.

The evidence and testimony appears to fulfill the standards of Section 104.1 of the Baltimore County Zoning Regulations (B.C.Z.R.).

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 20th day of Sept., 1990, that an approval for the continued nonconforming use of a residential dwelling as a three (3) apartment dwelling in a D.R.5.5 residential zone, in accordance with Petitioner's Exhibit No. 1., is hereby GRANTED.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner for
Baltimore County

JRH:mmn
cc: Peoples Counsel

ORDER RECEIVED FOR FILING
Date 11/20/90
By M. H. Haines

-2-

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

November 13, 1990



Dennis F. Rasmussen
County Executive

J. Neil Lanzi, Esquire
25 West Chesapeake Avenue, Suite 204
Towson, Maryland 21204

RE: Petition for Special Hearing
Mary Katherine Thompson, Petitioner
Case #91-61-SPH

Dear Mr. Lanzi:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-1391.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:mmn
att.
cc: Peoples Counsel
cc: Mary Katherine Thompson

CERTIFICATE OF PUBLICATION

TOWSON, MD., 9-19, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9-12, 1990

THE JEFFERSONIAN,

S. Zeke Olson
Publisher

\$ 80.46

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9th Date of Posting 9/20/90
Posted for: Special Hearing
Petitioner: Mary Katherine Thompson
Location of property: NW/8 Oak Ave., 45' NE Wilberger Ave., 7814 Oak Avenue, 9th Election District, 6th Councilmanic District
Location of Signs: Posting on Oak Ave. approx. 1/2 E. to road, ex. pre-party of Petitioner
Remarks:
Posted by: J. Robert Haines Date of return: 9/20/90
Number of Signs: 1

CERTIFICATE OF PUBLICATION

9-19, 1990
THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9-12, 1990

NORTHEAST TIMES BOOSTER and the
NORTHEAST TIMES REPORTER

S. Zeke Olson
Publisher

\$ 80.46

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 at 10:30 a.m.
Petition for Special Hearing Case number: 91-61-SPH NW/8 Oak Avenue, 45' NE Wilberger Avenue, 7814 Oak Avenue 9th Election District 6th Councilmanic District
Petitioner: Mary Katherine Thompson
Hearing Date: Friday, Oct. 12, 1990 at 10:30 a.m.
Special Hearing: The continued nonconforming use of a residential dwelling as a three apartment in a D.R.5.5 residential zone.
In the event that the Petition is denied, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
11/9/1990 Sept. 13

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
10/11/90

Date PUBLIC HEARING FEES QTY PRICE
000 - POSTING SIGNS / ADVERTISING 1 X \$105.46
LAST NAME OF OWNER: THOMPSON TOTAL: \$105.46

receipt

Account: R-001-6150
Number: MPT00963
No. 3637

91-61

0440480071MICHC
BA 001016AM10-12-90 \$105.46

Cashier Validation:

Please make checks payable to: Baltimore County

PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: **91-61-SPH**

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve ~~the continued nonconforming use of a residential dwelling as a~~ three apartment dwelling in a DR 5.5 residential zone.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Mary Katherine Thompson
Signature	<i>Mary Katherine Thompson</i>
Address	(Type or Print Name)
City and State	Signature
Attorney for Petitioner:	15808 Yeoho Road Phone No. 771-4286
J. Neil Lanzi	Address Sparks, Maryland 21152
(Type or Print Name)	City and State
Signature	25 W. Chesapeake Ave., Sta. 204
Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Towson, Maryland 21204	J. Neil Lanzi
City and State	Name
Attorney's Telephone No. 321-8200	25 W. Chesapeake Avenue
	Address Phone No. 321-8200
	Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 8 day of August, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 12 day of Oct, 1990, at 10:30 o'clock A. M.

J. Robert Haines
Zoning Commissioner of Baltimore County

C.C.O.-No.1

(over)

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

Mary Katherine Thompson
15808 Yeoho Road
Sparks, Maryland 21152

Re: Petition for Special Hearing
CASE NUMBER: 91-61-SPH
NW/8 Oak Avenue, 45' NE Wilberger Avenue
7814 Oak Avenue
9th Election District - 6th Councilmanic
Petitioner(s): Mary Katherine Thompson
HEARING: FRIDAY, OCTOBER 12, 1990 at 10:30 a.m.

Dear Petitioner:

Please be advised that \$ 105.46 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING ON THE UNDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:gs

cc: J. Neil Lanzi, Esq.

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-0014150
Number: H910001B

7/17/90

PUBLIC HEARING FEES QTY PRICE
040 SPECIAL HEARING (OTHER) 1 X \$175.00
TOTAL: \$175.00

LAST NAME OF OWNER: THOMPSON

04A04#0134WTCBRC \$175.00
BA C01218PMD7-17-90

Please make checks payable to: Baltimore County

Validation:

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

August 13, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 105 of the County Office Building located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Petition for Special Hearing
CASE NUMBER: 01-61-SPH
NW/5 Oak Avenue, 45' NE Wilberger Avenue
7814 Oak Avenue
9th Election District - 6th Councilmanic
Petitioner(s): Mary Katherine Thompson
HEARING: FRIDAY, OCTOBER 12, 1990 at 10:30 a.m.

Special Hearing: The continued non-conforming use of a residential dwelling as a three apartment in a DRE-5 residential zone.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
Zoning Commissioner of Baltimore County

cc: Mary Katherine Thompson
J. Neil Lanzi, Esq.
Virginia Macken

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

October 1, 1990

J. Neil Lanzi, Esquire
25 W. Chesapeake Avenue, Suite 204
Towson, MD 21204

Dennis F. Rasmussen
County Executive

RE: Item No. 18, Case No. 91-61-SPH
Petitioner: Mary Katherine Thompson
Petition for Special Hearing

Dear Mr. Lanzi:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mary Katherine Thompson
15809 Yeoho Road
Sparks, MD 21152

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this 8th day of August, 1990.

J. Robert Haines
Zoning Commissioner

Received By:
James E. Dyer
Chairman
Zoning Plans Advisory Committee

Petitioner: Mary Katherine Thompson
Petitioner's Attorney: J. Neil Lanzi

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: August 6, 1990

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Mary Katherine Thompson, Item No. 18

In reference to the Petitioner's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm
ITEM18/ZAC1

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
(301) 887-3554

August 10, 1990

Dennis F. Rasmussen
County Executive

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 11, 13, 15, 16, 17, 18, 20, 22, 23, 24, 25, 28, and 29.

Very truly yours,
Michael S. Flanigan
Traffic Engineer Associate II

MSF/lvw

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5500
(301) 887-4500

Paul H. Reincke
Chief

JULY 30, 1990

Dennis F. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: MARY KATHERINE THOMPSON
Location: #7814 OAK AVENUE
Item No.: 18 Zoning Agenda: AUGUST 7, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy. CHAPTER 19

REVIEWER: [Signature] Approved: [Signature]
Planning Group Fire Prevention Bureau

JK/REK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING

FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES

SUBJECT: ZONING ITEM #: 18
PROPERTY OWNER:
LOCATION:

ELECTION DISTRICT:
COUNCILMANIC DISTRICT:

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

() PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.

() PARKING LOCATION () RAMPS (degree slope)
() NUMBER PARKING SPACES () CURB CUTS
() BUILDING ACCESS () SIGNAGE

() PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.

X A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.

X A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.

() STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 (BALTIMORE COUNTY BUILDING CODE).

X OTHER -

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN. A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

CHECK ITEM APPLICABLE TO THIS PLAN

RECEIVED
AUG 20 1990
ZONING OFFICE

ZONING ENFORCEMENT

91-61-SPH

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: James E. Dyer
Zoning Supervisor

July 16, 1990

FROM: James H. Thompson
Zoning Enforcement Coordinator

RE: Item No. 18
Petitioner: KENNETH & MARY THOMPSON
15808 Yeoho Rd. Sparks, Md. 21152
(J. Neil Lawzi Esq.)

VIOLATION CASE # C-90-2527

LOCATION OF VIOLATION 7814 OAK AVENUE

DEFENDANT K. & M. THOMPSON

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME ADDRESS
VIRGINIA MACKEN 7812 OAK AVENUE 21234

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

ech/

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: August 9, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for August 7, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 11, 15, 16, 17, 20, 23, 24, 25, and 28.

For Item 13, water and sewer are available to the site. The Developer is responsible for extension of the paved road to the proposed lot with an 18-foot open paving section, ending with a 40-foot x 50-foot turnaround area and any drainage structures required.

For Item 22, water and sewer are available to the site. No public improvements are required.

For Item 29, the 5-foot utility easement along the west lot line of Lot III is a County easement, and as such, no permanent structures are allowed within the easement area.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

PLEASE PRINT CLEARLY

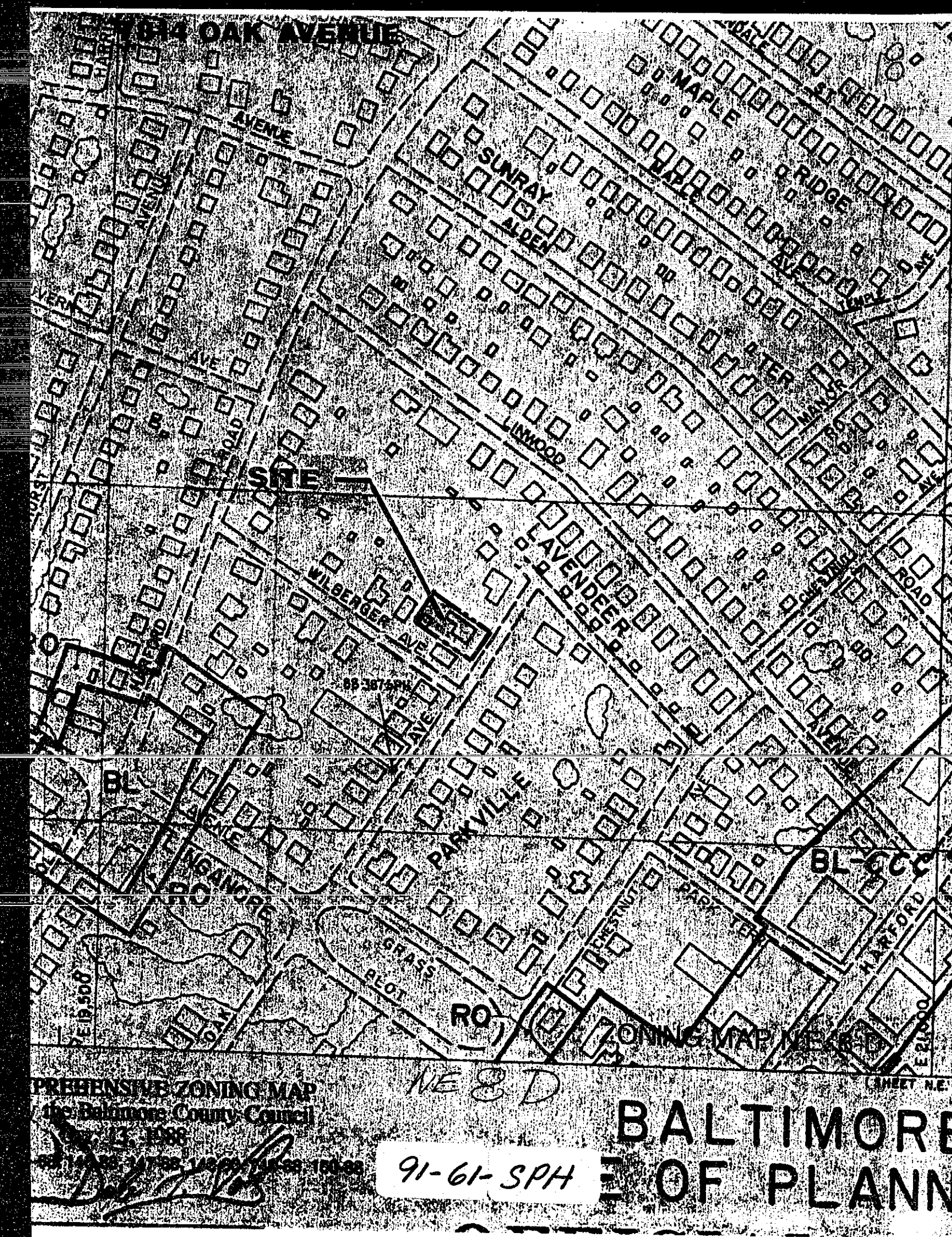
PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Mary K. Thompson
David W. Thompson

15808 Yeoho Rd. Sparks, Md. 21152
15808 Yeoho Rd. Sparks, Md. 21152



Petitioner's Exhibit 3
91-61 SPH

Mr. & Mrs. Kenneth W. Thompson
15808 Yeoho Road
Sparks, Md. 21152

Ken and Kathy,

The property located at 7814 Oak Avenue, Baltimore, Md., 21234 was maintained as a three rental unit residence from prior to the date we purchased the property (September 13, 1978) through the date we sold the property to you on June 29, 1984.

PETITIONER'S
EXHIBIT 4

91-61 SPH

Richard C. Geier 10-5-90
Richard C. Geier

Frances M. Geier 10-5-90
Frances M. Geier

Sworn to me this 5th day of October 1990
Angela C. Uckeris
My Commission expires 12/1/92

AFFIDAVIT

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the affiant and affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto;

PETITIONER'S
EXHIBIT 5
91-61 SPH

I have personal knowledge that the home located at 7814 Oak Ave., Balto. Md. 21234 has been used as a THREE (two/three, etc.) apartment dwelling since October, 1946. I also have personal

knowledge that all apartments within the dwelling have been utilized as such continuously and uninterruptedly since October, 1946.

This personal knowledge is based upon: I was discharged from the US Army in July 1946 and helped to build the third apartment in the fall of 1946.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of April, 1984 before me, a Notary Public of the State of Maryland, and for the County aforesaid, personally appeared Richard C. Geier, known or satisfactorily identified to me as such affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of knowledge and belief.

AS WITNESS my hand and Notarial Seal

Angela C. Uckeris
Notary Public



CHARLES CENTER - P.O. BOX 1475 - BALTIMORE, MARYLAND 21203

Customer Relations Department

May 16, 1990

K. T. Props
15808 Yeoho Road
Sparks, MD 21152
Attention: Ms. Thompson
Re: 7814 Oak Avenue
Dear Ms. Thompson:

I have listed below the information you requested for the accounts at 7814 Oak Avenue:

Meter Supplies	Meter Number		Meter Test Date	
	Gas	Elec.	Gas	Elec.
1FL R APT.	568195	D21727325	6/1/74	1/1/78
1FL F APT.	272633	W64004847	6/1/73	1/1/78
2FL APT.	609152	D21725957	5/1/83	1/1/78

If I can be of any further assistance, please call me at 234-5845.

Sincerely,

D. Deering
Customer Representative

PETITIONER'S
EXHIBIT 6
91-61 SPH

PLAT TO ACCOMPANY SPECIAL HEARING

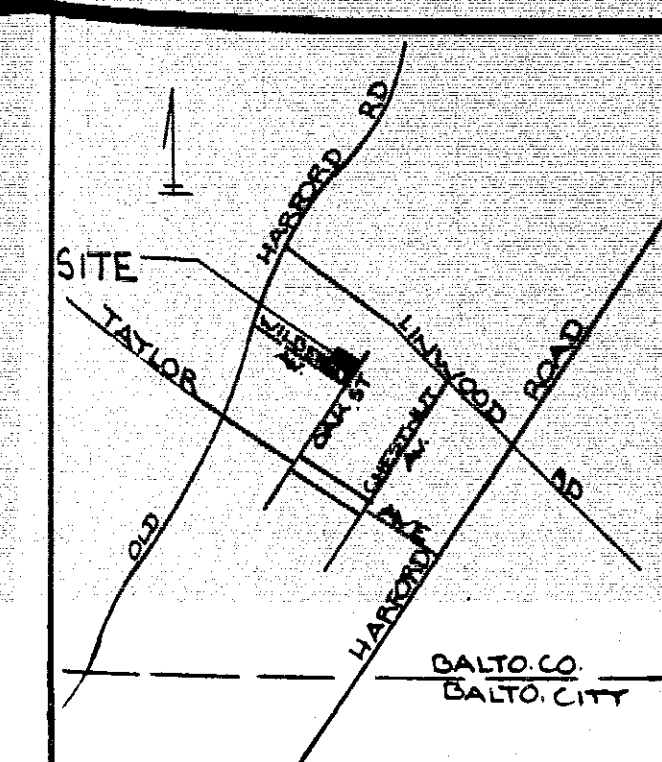
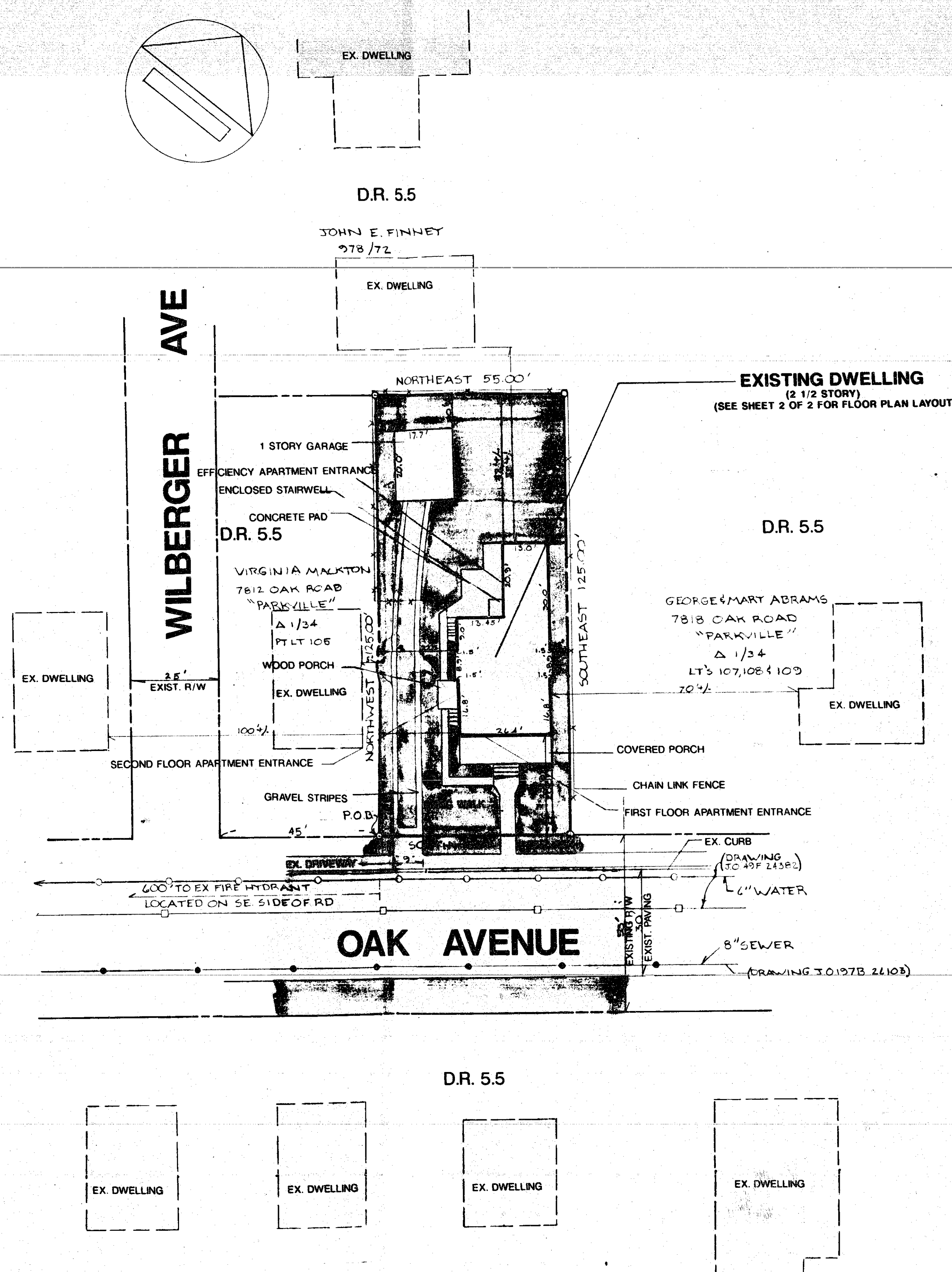
NOTES:

- 1) ZONING:
EXISTING- D.R. 5.5
PROPOSED- D.R. 5.5
- 2) LOT AREA: 6,875 # (0.157 AC +/-) GROSS NET
- 3) EXISTING USE: 3 APARTMENT UNITS
- 4) PROPOSED USE: 3 APARTMENT UNITS
- 5) BUILDING AREA: SEE # 11
- 6) BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT-	25'	27' +/-
INTERIOR SIDE-	10'	23' 1/4' +/-
REAR-	30'	42' +/-
STREET CORNER SIDE-	N/A	N/A
- 7) PARKING: SEE # 26
REQUIRED- 5 SPACES
PROVIDED- 5 SPACES
- 8) UTILITIES:
SEWER- PUBLIC
WATER- PUBLIC
- 9) VARIANCES: NONE
- 10) SPECIAL EXCEPTION/CONDITIONAL USE:
SEC. 500.7 TO ESTABLISH THE NON-CONFORMING STATUS OF THE 3 EXISTING APARTMENTS
- 11) BUILDING AREA COMPUTATIONS:

	765 #
FIRST FLOOR APPT.	236 #
FIRST FLOOR EFFICIENCY	950 # (INCLUDES ATTIC SPACE)
SECOND FLOOR APPT	430 #
BASEMENT (STORAGE ONLY)	2641 # TOTAL
- 12) ELECTION DISTRICT No. 9
- 13) WATERSHED: 22
- 14) SUBSEWER: 4401
- 15) DEED REFERENCE: 6739/661 (PART OF LOTS 105 & 106, "PARKVILLE", PLAT 1/34)
- 16) TAX ACCOUNT No. 0908000501
- 17) TAX MAP 81, GRID 1, PARCEL 685
- 18) CENSUS TRACT No. 421.01
- 19) COUNCILMANIC DISTRICT: 14
- 20) OWNER/APPLICANT: KENNETH & MARY THOMPSON
15808 TECHO ROAD
SPARKS, MD 21152
(301) 368-6609
- 21) THIS SITE IS NOT SUBJECT TO ANY PREVIOUS ZONING HEARINGS OR C.R.G. PLANS
- 22) NO FUTURE RD R/W WIDENING IS PROPOSED FOR OAK RD (BALTO. CO.)
- 23) NO EXISTING SIGNS ARE LOCATED ON SITE
NO SIGNS ARE PROPOSED
- 24) AMENITY OPEN SPACE: N/A
- 25) THE SITE IS NOT SUBJECT TO ANY PREVIOUS ZONING HEARINGS, C.R.G. PLANS OR WAIVERS
- 26) PARKING COMPUTATIONS:

	REQUIRED	PROVIDED
FIRST FLOOR APPT (1 BEDROOM)	1.5 SPACES	2 SPACES
FIRST FLOOR EFFICIENCY	1.25 SPACES	3 SPACES
SECOND FLOOR APPT (3 BEDROOM)	2 SPACES	3 SPACES
TOTAL	4.75 SPACES	5 SPACES



VICINITY MAP
SCALE 1" = 1000'

PREPARED BY:
WILLIAM P. MONK, INC.
LAND USE PLANNING - ZONING - ENVIRONMENTAL
CAMPBELL BUILDING
SUITE 305
100 W PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 484-8851

PREPARED FOR:
KENNETH & MARY THOMPSON
15808 TECHO ROAD
SPARKS, MD 21152

PRELIMINARY SITE PLAN

7814 OAK AVENUE
BALTIMORE COUNTY, MD

PETITIONER'S
EXHIBIT 1

90-619PH

SHEET 1 OF 2

SCALE: 1" = 20'	DRAWN BY: DJB	DATE: 7/19/90	REVISED:
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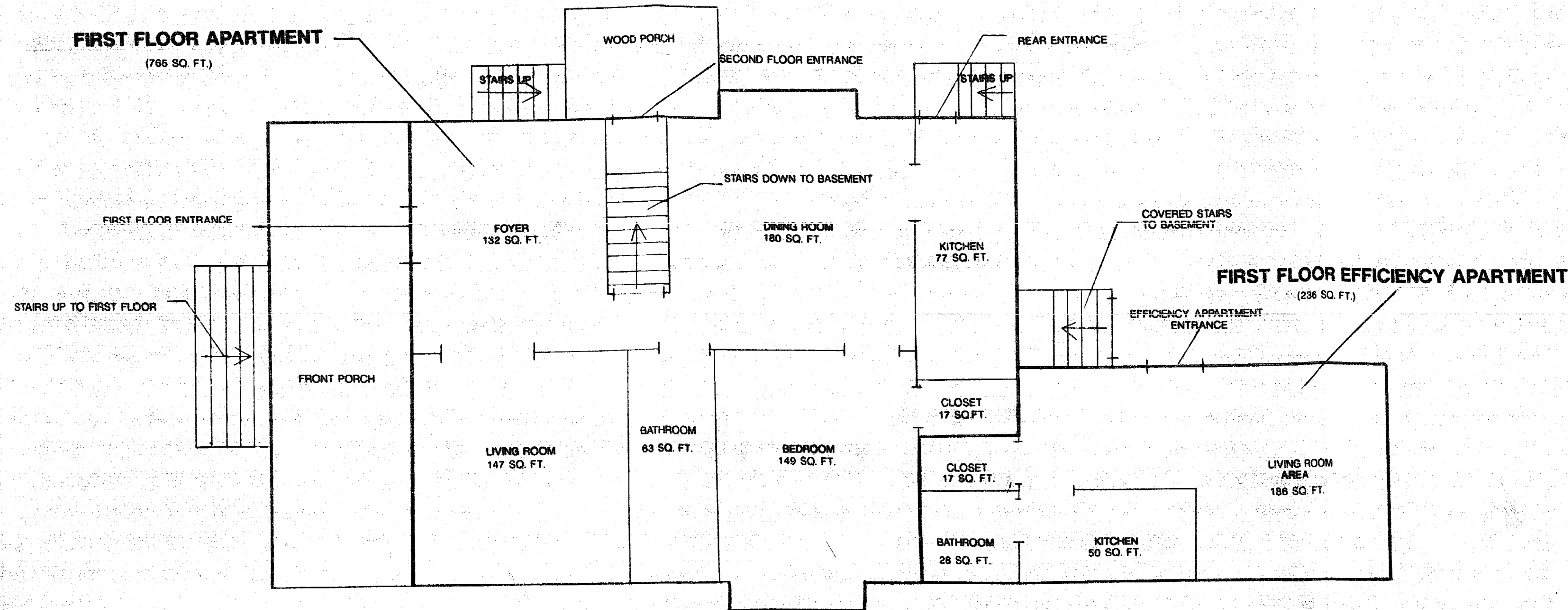
NOTE: BOUNDARY OUTLINE AND LOCATION OF EXISTING IMPROVEMENTS BASED UPON A LOCATION SURVEY PREPARED BY TERRAPLAN, INC. 7/11/90

EXISTING FLOOR PLAN LAYOUT

NOTES:

- 1) ZONING:
EXISTING-
PROPOSED-
- 2) LOT AREA: 2641 # TOTAL
- 3) EXISTING USE: 3 APARTMENTS
- 4) PROPOSED USE: 3 APARTMENTS
- 5) BUILDING AREA:
FRONT-
INTERIOR SIDE-
REAR-
STREET CORNER SIDE-
- 6) BUILDING SETBACKS: REQUIRED PROVIDED
- 7) PARKING:
REQUIRED-
PROVIDED-
- 8) UTILITIES:
SEWER-
WATER-
- 9) VARIANCES:
- 10) SPECIAL EXCEPTION/CONDITIONAL USE:

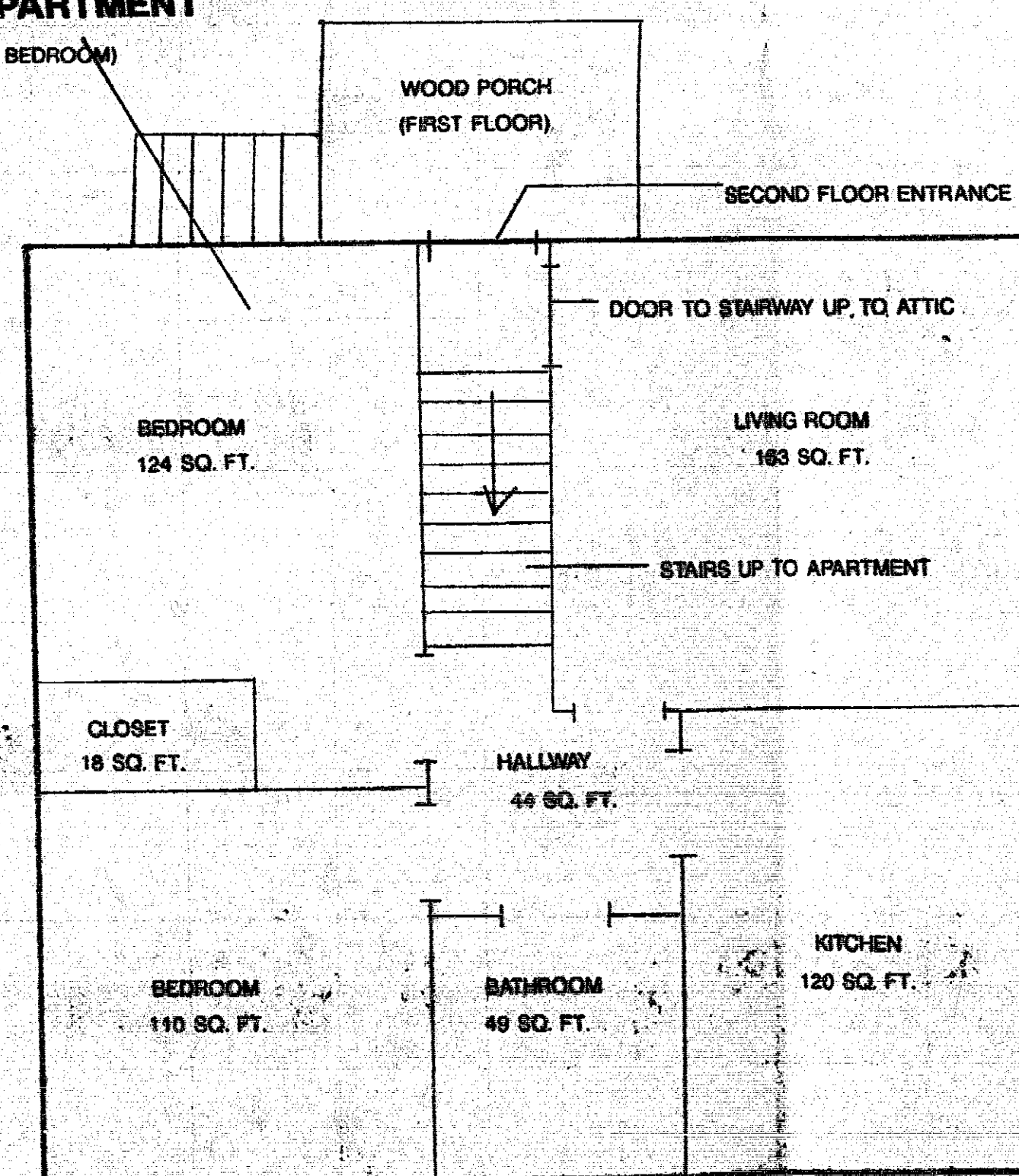
FIRST FLOOR



SECOND FLOOR

SECOND FLOOR APARTMENT

(950 SQ. FT. INCLUDING ATTIC BEDROOM)



NOTE: AREA CALCULATIONS ARE BASED UPON INTERIOR MEASUREMENTS EXCLUDING INTERIOR AND EXTERIOR WALLS.

PREPARED BY:
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PRELIMINARY SITE PLAN

7814 OAK AVENUE

FLOOR PLAN 91-61-SPH
KEEP FOR ZONING FILE

#18

SHEET 2 OF 2.

SCALE: 1" = 4'	DRAWN BY: DPE	DATE: 7/11/20	REVIEWED:
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